

**Washington County Land Use Authority Meeting  
February 11, 2014**

The Washington County Land Use Authority Meeting was held Tuesday, February 11, 2014 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened by Chairman Doug Wilson at 1:30 p.m. He led the Pledge of Allegiance, after which, he explained meeting protocol.

Commissioners present: Deborah Christopher, Dave Everett, Kim Ford, and Rick Jones.

Excused: JoAnn Balen and Mike Stucki.

Staff present: Scott Messel, Planning & Zoning Administrator; Eric Clarke, Deputy Attorney; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Doreen Bowers-Irons, Planning Secretary; Kim Hafen, County Clerk.

**I. CONDITIONAL USE FOR SPECIAL EVENTS.** Review of Special Events for Wizards Rhino Rally (Moto-cross) to be held on February 22, 2014. Generally located south of Hurricane near Sand Hollow and accessed from Warner Valley Road. Applicant Wizards Motocross Club/Jay Quayle.

Mr. Messel reported the Wizards Rhino Rally is a motocross dirt bike race that has been taking place for many years, but has not previously received County approval. This year's event will take place on Saturday, February 22, 2014. The all-day event is expected to have 300-400 riders and several hundred participants. The race route is approximately 50 miles with a majority taking place on BLM land located south of Hurricane. The event is accessed from Warner Valley Road. The Event Organizers will be working with the Sheriff's Department to close Warner Valley Road near Sky Ranch and east of the Southern Parkway. They have received approval from the BLM. Signage will be in place 24 hours before the event. Port-a-Potties will be provided as well as dumpsters. There will be first aid stations available at check points along the route.

**Recommendation:**

Staff has reviewed the application and recommends the Planning Commission approve the Conditional Use Permit for the 2014 Wizard Rhino Rally subject to the following condition and based on the following findings:

**Condition:**

1. That Washington County Sheriff's Department approves the road closures.

**Findings:**

1. The event has been taking place for many years without County approval. With coordination between event organizers and applicable Washington County Departments, there is an increased chance of the event being more successful.
2. Subject to the above mentioned conditions being met; the event meets the applicable requirements of the Special Event Checklist and Washington County Code.

Commissioner Everett asked if this race route will come onto the area where the Southern Parkway construction is located. The applicant advised him it would not. They are further south of the Southern Parkway.

Chairman Wilson clarified this is a desert dirt bike event and not a Moto-cross race, which is on a track. The applicant replied it was a Desert Baja type Race not a Moto-cross race.

Jay Quayle representing Wizards Motorcycle club reported the event is a 50 mile loop that is in both Washington County and portions of Arizona on BLM land. He apologized for not coming in for the permit before. The understanding the motorcycle club had was that once BLM gave the permit everything was covered. He stated this event has been ongoing and this is their 31<sup>st</sup> race. The staging areas change every year between Utah and Arizona. He explained the route indicating it is throughout the Warner Valley area. Two years ago there was an issue with the road closure and BLM got involved and advised the group to go to the county for approval. They have been in contact with Jake Adams of the sheriff's office who worked with them and granted permission to close the road and to have officers on duty, which the club will pay for. Mr. Adams told the organizers to get with the planning department to get the special event permit in order to proceed with the race. He explained the road closures and signage for the event. There are no spectators except for family and friends of the participants. They have radio communications by ham radio operators. He answered a couple of questions on the event.

The route was discussed briefly along with the location of the road closures.

Chairman Wilson read the facts and findings then called for a motion to accept them.

**MOTION: Commissioner Ford MOVED to approve the recommended findings as discussed. Commissioner Everett SECONDED. Motion carried with all four (4) Commissioners voting in favor.**

Chairman Wilson then called for a motion.

**MOTION: Commissioner Ford MOVED to approve the Conditional Use Special Events for Wizards Rhino Rally (Moto-cross) to be held on February 22, 2014. Generally located south of Hurricane near Sand Hollow and accessed from Warner Valley Road; Applicant, Wizards Motocross Club/Jay Quayle based on the following findings and conditions:**

**Condition:**

- 1. That Washington County Sheriff's Department approves the road closures.**

**Findings:**

- 1. The event has been taking place for many years without County approval. With coordination between event organizers and applicable Washington County departments, there is an increased chance of the event being more successful.**
- 2. Subject to the above mentioned conditions being met; the event meets the applicable requirements of the Special Event Checklist and Washington County Code.**

**Commissioner Everett SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with four (4) Commissioners voting in favor.**

**II. CONDITIONAL USE FOR SPECIAL EVENTS.** Review of Special Events for Tour Del Sol Bike Ride to be held March 29 and 30, 2014. And, The Tour de St. George Spring and Fall Bike Ride to be held April 12 and October 25, 2014, County wide. Applicant Spin Geeks/Margaret Gibson.

Mr. Messel reported Spin Geeks and Red Rock Bicycle Co. are requesting conditional use extension approval for the 2014 "Tour Del Sol" and "The Tour de St. George" cycling events. The events have been approved for the past several years. The Tour Del Sol is a 3 stage cycle event from Saturday, March 29<sup>th</sup> – Sunday, March 30<sup>th</sup>. Stage 1 is Time Trials starting on Saturday at 7:00 a.m. on portions of

the Southern Parkway. Stage 2 starts on Saturday at 12:00 p.m. near the old St. George Airport on Airport Road. Stage 3 takes place on Sunday, from Gunlock to Veyo and St. George and back to Gunlock via Old Hwy. 91. Stage 3 is about a 4 hour event that starts at 8:00 a.m. on Sunday March 24<sup>th</sup> at the Gunlock Reservoir. The racers are divided into groups and will be riding single file for the approximately 40 mile loop.

The Tour de St. George has a spring event, which will be on Saturday, April 12, 2014 and a fall event that will be held on Saturday, October 25, 2014. The spring event has a 30, 70, and 100 mile ride. The fall event has a 35, 75, and 100 mile ride. There have been no complaints from the previous races. More information about the events can be found on Spin Geeks website [www.spingeeks.com/events](http://www.spingeeks.com/events).

**Recommendation:**

Staff has reviewed and recommends that the Planning Commission approve the conditional use for special events for the 2014 “Tour Del Sol” and “The Tour de St. George” events based on the following findings:

1. The events have been approved in previous years.
2. The events meet the applicable items on the event checklist.
3. The events meet the applicable Washington County Ordinances.

Commissioner Everett inquired if the fall event takes place during the deer hunt. The event will correspond with the hunt and caution was expressed to keep the participants safe.

Margaret Gibson representing Spin Geeks reported on the events. She stated there are a couple of changes. The road race will be held on Sunday instead of Saturday that should help to alleviate traffic issues and the start finish lines for the Tour de St. George had some minor changes. The sheriff’s office has been notified along with St. George Police Department and is working with the applicants. The fall and spring events have the same course as in the past. The Tour de Sol is a sanctioned event. She explained the course and changes to the start finish line.

Chairman Wilson read the facts and findings then called for a motion to accept them.

**MOTION: Commissioner Everett MOVED to approve the conditions and findings. Commissioner Christopher SECONDED Motion carried with all four (4) Commissioners voting in favor.**

Chairman Wilson then called for a motion.

**Motion: Commissioner Ford MOVED to approve the Conditional Use Special Events Permit for Tour Del Sol Bike Ride to be held March 29 and 30, 2014; and, The Tour de St. George Spring and Fall Bike Ride to be held April 12 and October 25, 2014, County wide; Applicant, Spin Geeks/Margaret Gibson for one year based on the following findings:**

- 1. The events have been approved in previous years.**
- 2. The events meet the applicable items on the event checklist.**
- 3. The events meet the applicable Washington County Ordinances.**

**Commissioner Christopher SECONDED. Chairman Wilson called for a discussion on the motion. There being none he called for a vote. The motion carried with all four (4) Commissioners voting in favor.**

**III. CONDITIONAL USE FOR SPECIAL EVENTS.** Review of Special Event for the 2014 IRONMAN 70.3 to be held Saturday, May 3, 2014, County wide; Applicant, U.S. Triathlon of Colorado/Jeffrey Gardner.

Mr. Messel reported the IRONMAN 70.3 race will be held on Saturday, May 3, 2014. This event is a Regional IRONMAN Triclub Championship Race. There are 50 qualifying slots for the IRONMAN 70.3 World Championship in Mont-Tremblant, Quebec, Canada. The swim portion of the event will be held at Sand Hollow Reservoir, where the participants will be bussed from the parking area to the starting line. The swim portion is 1.2 miles. The 56 mile bike course takes participants around Sand Hollow Reservoir through the cities of Hurricane and Washington; before making its way towards St. George. After crossing the Red Hill Bluff, participants will proceed on Snow Canyon Parkway and up through Snow Canyon State Park before returning to St. George on SR-18. The participants will enter St. George Historic Town Square where they will drop off their bikes and begin the running portion of the event. The 13.1 mile running course goes from Diagonal Street to Bluff Street up to Red Hills Parkway; where the runners will turn around and follow the almost same route back to the finish line at 50 South Main Street in St. George.

**Recommendation:**

Staff has reviewed and recommends that the Planning Commission approve the 2014 IRONMAN 70.3 based on the following findings:

1. The event is well planned and meets the requirements of the Special Event Checklist.
2. The event has previously been approved.
3. The event is an economic benefit to Washington County.

Jeff Gardner, Race Director addressed the commission and asked if there were any questions.

Commissioner Christopher asked how the race went last year. Mr. Gardner stated it went well. The race sold out and they had over 2,500 athletes participate with approximately 1,000 participants from the Southern Utah area. There were also some world class athletes who participated. The race is on pace for participants this year. The course is the same as last year.

Mr. Gardner introduced Kevin Lewis who works for the Travel And Tourism Office and was in attendance.

A discussion about the route occurred and how they mark the course, which is done with buoys.

Commissioner Ford asked if this event was a qualifying event. Mr. Gardner answered it was a qualifying event for the IRONMAN 70.3 World Championship; there are 50 spots to compete for. The World Championship will be held in Canada this year. Commissioner Ford and Mr. Gardner discussed qualifying and how to enter the IRONMAN and the IRONMAN 70.3.

Commissioner Ford asked the reason the full IRONMAN was replaced by the IRONMAN 70.3. Mr. Gardner stated there were a number of reasons but it came down to the registration numbers, which were down. The IRONMAN 70.3 sold out last year.

Commissioner Christopher asked if they were going to try to continue to keep the event in the future. Mr. Lewis explained how they won the bid to have the IRONMAN, which was for 5 years. They had the full race for 3 years and then it was changed to the half race for two years. They are currently working with IRONMAN and in negotiations for the future. The signs for continuing with the event in St. George are all good at this point. IRONMAN is pleased with the registration numbers for the 70.3 event.

He noted that when the switch was made, they worked with IRONMAN and turned this into the U.S. Pro Championship Race. That means the pros come to this event as they get better recognition, better sponsorship opportunities and more money. There were over 90 pros who participated in last year's race. He spoke about the professionals who participated. He hopes to be back with more information in the future for the continuation of the event.

A discussion regarding the full IRONMAN event occurred. It was pointed out that the IRONMAN 70.3 turned out to be better for the area.

Chairman Wilson read the facts and findings then called for a motion to accept them.

**MOTION: Commissioner Everett MOVED to accept the recommended findings of fact. Commissioner Christopher SECONDED. The Motion carried with all four (4) Commissioners voting in favor.**

Chairman Wilson then called for a motion.

**MOTION: Commissioner Christopher MOVED to approve the Conditional Use Special Event Permit for the 2014 IRONMAN 70.3 to be held Saturday, May 3, 2014, County wide; Applicant, U.S. Triathlon of Colorado/Jeffrey Gardner based on the following findings:**

- 1. The event is well planned and meets the requirements of the Special Event Checklist.**
- 2. The event has previously been approved.**
- 3. The event is an economic benefit to Washington County.**

**Commissioner Ford SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with four (4) Commissioners voting in favor.**

Jeff Gardner stated it is the World Triathlon Foundation and not the U.S. Triathlon as mentioned.

**IV. CONDITIONAL USE FOR SPECIAL EVENTS.** Review of Special Event for the 2014 Redrock Relay Dixie to be held on March 8, 2014, County wide; Applicant, Redrock Relay/Zack Collings.

Mr. Messel reported the 2014 Redrock Relay Dixie will be held on March 8, 2014. It is a one day relay race for teams of six runners. Each team member does two legs of the relay. The course is a 64.25 mile loop. Each team is assigned a specific start time. The race starts and finishes in Vernon Worthen Park in St. George. There is a detailed 29 page Race Guide that outlines event details such as course markings, signage, restroom facilities, on course contacts, first aid locations, how exchange areas will work, safety, rules and route maps. More information about the event is available at [www.redrockrelay.com/dixie](http://www.redrockrelay.com/dixie).

**Recommendation:**

Staff has reviewed and recommends that the Planning Commission approve the conditional use for special events for the 2014 Redrock Relay Dixie based on the following findings:

1. The event meets the requirements of the Special Event Checklist.
2. The event has been approved in past years.
3. The event is an economic benefit to Washington County.

Zack Collings reported this is the 2<sup>nd</sup> year for this race and everything went very well last year. They have been running the Redrock Relay Zion for a number of years. They are hoping for good weather this year, last year it snowed. The course is the same as last year and was very successful. There were no issues or incidents last year. There is minimal impact to the roadways. There are 75 to 100 teams of up to 6 runners per team. There is one runner per team and a support vehicle on the road at a time. He explained the route. It is a challenging course and we have had a good response.

Commissioner Ford asked how many miles make up the course s. Mr. Collings answered it was 65 miles.

A short discussion with a question and answer period regarding the race took place.

Chairman Wilson read the facts and findings then called for a motion to approve them.

**MOTION: Commissioner Everett MOVED to accept the recommended findings of fact. Commissioner Ford SECONDED. The Motion carried with all four (4) Commissioners voting in favor.**

Chairman Wilson then called for a motion.

**MOTION: Commissioner Everett MOVED to approve the conditional use special event permit for the 2014 Redrock Relay Dixie to be held on March 8, 2014, County wide; Applicant, Redrock Relay/Zack Collings based on the following findings:**

- 1. The event is well planned and meets the requirements of the Special Event Checklist.**
- 2. The event has previously been approved.**
- 3. The event is an economic benefit to Washington County.**

**Commissioner Ford SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with four (4) Commissioners voting in favor.**

**V. CONDITIONAL USE FOR SPECIAL EVENTS.** Review of Special Event for the 2014 Lake to Lake Relay to be held on March 1, 2014, County wide; Applicant, St. George City/Aaron Metler.

Mr. Messel reported the 2014 Lake to Lake Team Relay will be held on Saturday, March 1, 2014. There are expected to be approximately 110 teams participating this year. Each team will consist of 5 runners. The 50 mile course is from Gunlock Reservoir to Sand Hollow Reservoir. The course will be divided into 10 legs. A detail about the course was attached to staff's report. The runners will be through Gunlock and Highway 91 by 9:15 a.m. The speed limit on Gunlock Road will be 30 mph during the event. Event signage will be in place, and Utah Barricade will place cones on the left shoulder of the roads to help keep the runners and vehicle traffic separated. Port-a-Potties, first aid and drink stations will be set up along the route.

**Recommendation:**

Staff has reviewed and recommends the Planning Commission approve the conditional use permit extension for special events for the 2014 Lake to Lake Relay based on the following findings:

1. The event meets the requirements of the Special Event Checklist.
2. The event has been approved in past years.

A short discussion on the names of the legs in the race took place.

Aaron Metler representing St. George City reported on the event. This is the fifth year for the race. Last year they had 110 teams and expect the same number this year. There are no changes to the course. He reviewed last year's race indicating they have the same course, rules, the numbers and locations of the port-a-potties, signage, and other aspects of the race. He explained the penalties for rule violations. He reviewed the road safety of the race with regards to barricades, cones, etc.

Commissioner Christopher complimented the organizers and the event commenting it seems to be well run.

Chairman Wilson asked if the Water Conservation District had been contacted to open the gate for the closed area indicated on the map for Leg 10. Mr. Metler answered they had contacted the Conservancy District and Sand Hollow State Park and the gate will be open.

Mr. Metler stated there are a couple of teams with only one or two individuals who run the race. Some teams dress in costumes and decorate their vehicles. It is a fun event.

Chairman Wilson read the facts and findings then called for a motion to approve them.

**MOTION: Commissioner Christopher MOVED to accept the recommended findings of fact. Commissioner Ford SECONDED. The Motion carried with all four (4) Commissioners voting in favor.**

Chairman Wilson then called for a motion.

**MOTION: Commissioner Christopher MOVED to approve the conditional use permit extension for a special event for the 2014 Lake to Lake Relay to be held on March 1, 2014, County wide; Applicant, St. George City/Aaron Metler based on the following findings:**

- 1. The event is well planned and meets the requirements of the Special Event Checklist.**
- 2. The event has previously been approved.**
- 3. The event is an economic benefit to Washington County.**

**Commissioner Ford SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with four (4) Commissioners voting in favor.**

**VI. STAFF DECISIONS.** Decisions from the Land Use Authority Staff Meeting held on February 04, 2014.

Mr. Messel reported on the Land Use Authority Staff Meeting that was to be held on February 04, 2014. Staff reviewed the Grapevine Wash Development going into Leeds. There is a small portion of the development in the county; mainly the road. People from Leeds had come in and asked for information from the County's perspective. Staff also reviewed the special events that were on today's agenda.

Commissioner Everett asked about the applicant with the billboard signs in Leeds and if that was proceeding. He was advised, the applicant has since withdrawn his application; therefore that item will not proceed.

**VII. MINUTES.** Consider approval of the minutes of the regular planning commission meetings held on January 14, 2014.

The commission reviewed the January 14, 2014 minutes.

**MOTION:** Commissioner Christopher MOVED to approve the minutes of the January 14, 2014 meeting as written. Commissioner Ford SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with three (3) Commissioners and Chairman Wilson voting in favor. Commissioner Everett abstained as he was not in attendance of the meeting.

**VIII. COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.

There were no items to review.

**IX. COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.

There were no items to report.

Mr. Clark introduced Steven Vincent who is interning at the County Attorney's office for the semester. He will be working on the special event permit to get it updated.

A discussion regarding special events permit requirements and the checklist took place.

**Commissioner Ford moved to adjourn the meeting at 2:35 p.m.**

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Doreen Bowers-Irons, Planning Secretary

Approved: 11 March 2014